

3

ups

Please return documents to:  
Lenders Title Company  
One Allied Drive, Suite 1710  
Little Rock, AR 72202

21-009856-180

This instrument prepared by:  
Old Republic National Title Insurance Company  
299 S. Main Street, Suite 120  
Salt Lake City, UT 84111

2021-005606  
LESLIE MASON, CIRCUIT CLERK  
STATE OF ARKANSAS  
COUNTY OF MISSISSIPPI  
DISTRICT: CHICKASAWBA  
FILED FOR RECORD:  
08/16/2021 03:50 PM  
BY: ALICIA D.C.

## WARRANTY DEED (Limited Liability Company)

KNOW ALL MEN BY THESE PRESENTS:

THAT **MILLROCK INVESTMENT FUND 1, LLC**, a Utah limited liability company (hereinafter "Grantor"), by and through its authorized Manager, for and in consideration of the sum of Ten Dollars (\$10.00) and other good and valuable consideration in hand paid by **GOLDSMITH PROPERTIES, LLC**, a Utah limited liability company (herein "Grantee"), the receipt of which is hereby acknowledged, does hereby grant, bargain, sell, and convey unto said **GOLDSMITH PROPERTIES, LLC**, a Utah limited liability company, and unto Grantee's successors and assigns forever, the following described land, situate in the County of Mississippi and State of Arkansas, to-wit:

See Exhibit "A" attached hereto and made a part hereof

SUBJECT TO recorded instruments, covenants, rights of way, easements, and all prior mineral reservations and oil and gas leases, if any.

TO HAVE AND TO HOLD the same unto the said Grantee and unto Grantee's successors and assigns forever, with all tenements, appurtenances, and hereditaments thereunto belonging.

AND Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said lands, that the same is unencumbered, and that Grantor will forever warrant and defend the title to the said lands against all claims whatsoever.



**Exhibit A**  
**Legal Description**

A part of Lot Two (2) of the J. B. Clark Subdivision of the Northeast Quarter (NE1/4) of the Southwest Quarter (SW1/4) of Section Twenty Eight (28), Township Fifteen (15) North, Range Eleven (11) East, said subdivision being as recorded in Plat Book One (1), Page 107, Mississippi County Records, Blytheville, Arkansas, said part of Lot Two (2) being more particularly described as follows: Beginning at the Northeast (NE) corner of said Lot Two (2), thence South (S) 00 degrees 27 minutes 34 seconds East (E), along the West (W) Right-of-Way of Highway #61, a distance of 269.85 feet to a point, thence leaving said Right-of-Way, North (N) 90 degrees 00 minutes 00 seconds West (W), a distance of 581.09 feet to a point, thence North (N) 00 degrees 27 minutes 34 seconds West (W) a distance of 269.85 feet to a point, thence South (S) 90 degrees 00 minutes 00 seconds East (E), a distance of 581.09 feet to a point, said point being the POINT OF BEGINNING, said tract containing 3.60 acres, and being subject to easements and rights-of-way for roads and other purposes.



STATE OF ARKANSAS  
DEPARTMENT OF FINANCE AND ADMINISTRATION  
MISCELLANEOUS TAX SECTION  
P.O. BOX 896, LITTLE ROCK, AR 72203-0896

**Real Estate Transfer Tax Stamp**

Proof of Tax Paid



File Number: 21-009856-180

**Grantee:** GOLDSMITH PROPERTIES, LLC  
**Mailing Address:** 9070 S BLACKJACK RD. # 17  
ALTA UT 840920000

**Grantor:** MILLROCK INVESTMENT FUND 1, LLC  
**Mailing Address:** 111 MAIN ST. STE 2200  
SALT LAKE CITY UT 841110000

**Property Purchase Price:** \$2,829,478.81  
**Tax Amount:** \$9,339.00  
**County:** MISSISSIPPI  
**Date Issued:** 08/12/2021  
**Stamp ID:** 794847232

I certify under penalty of false swearing that documentary stamps or a documentary symbol in the legally correct amount has been placed on this instrument

Grantee or Agent Name (printed): Goldsmith Properties, LLC

Grantee or Agent Name (signature):  Date: 8.12.21

Address: 9070 S Blackjack Rd. #17

City/State/Zip: ALTA, UT 84092